

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
<p>RESOURCE CONSERVATION AND GREEN BUILDING PRACTICES</p> <p>The energy shortage in the United States in the 1970s highlighted the finite nature of our natural resources. Since the 1970s, efforts have been pursued at the federal level to enhance energy efficiency and the efficient use of water resources. While such efforts are best addressed at the federal level, local efforts to conserve these resources should be encouraged.</p> <p>The “green building” concept provides a holistic approach to the reduction of adverse environmental impacts associated with buildings and their associated facilities and landscapes.</p>	<p>RESOURCE CONSERVATION AND GREEN BUILDING PRACTICES</p> <p>The energy shortage in the United States in the 1970s highlighted the finite nature of our natural resources. Since the 1970s, efforts have been pursued at the federal level to enhance energy efficiency and the efficient use of water resources. While such efforts are best addressed at the federal level, local efforts to conserve these resources should be encouraged. <u>Recent and foreseeable events and trends have highlighted the increasing need for energy and resource conservation and efficiency, greenhouse gas reduction and green building practices. Many jurisdictions are now engaging in community energy planning and other strategies to best use available resources.</u></p> <p>The “green building” concept provides a holistic approach to the reduction of adverse environmental impacts associated with buildings and their associated facilities and landscapes.</p>	No Commenter	No Comment
<p>Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.</p>	<p>Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.</p>	Peter Rigby	<p>In Objective 13 and throughout policy, clarify what "building" means. It appears to refer only to standalone commercial buildings, not single family residential.</p>

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:	Policy a. <u>In consideration of</u> Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices <u>may</u> can include, but are not limited to:	Linda Burchfiel	Add “natural lighting” to the list.
<ul style="list-style-type: none"> Environmentally-sensitive siting and construction of development. 	<ul style="list-style-type: none"> Environmentally-sensitive siting and construction of development; 	No Commenter	No Comment
<ul style="list-style-type: none"> Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan). 	<ul style="list-style-type: none"> Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan). 	No Commenter	No Comment
<ul style="list-style-type: none"> Optimization of energy performance of structures/energy-efficient design. 	<ul style="list-style-type: none"> Optimization of energy performance of structures/energy-efficient design; 	Ross Shearer	In policy a. what does "optimization of energy performance of structures/energy-efficient design" mean? Recommend revision to specify a new or renovated building must meet or exceed ENERGY STAR for commercial buildings as a minimum to receive recognition as a green building. Commenter further recommends that this standard be ensured prior to zoning approval, with a posted bond.
<ul style="list-style-type: none"> Use of renewable energy resources. 	<ul style="list-style-type: none"> Use of renewable energy resources; 	Gail Parker	Support for this text.
<ul style="list-style-type: none"> Use of energy efficient appliances, heating/cooling systems, lighting and/or other products. 	<ul style="list-style-type: none"> Use of energy efficient appliances, heating/cooling systems, lighting and/or other products; 	No Commenter	No Comment

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
<ul style="list-style-type: none"> Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies. 	<ul style="list-style-type: none"> Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies;:- 	Alan Ford	Consider referring to Best Practices. Need to consider both water requirements for maintaining landscapes and storm water runoff concerns.
<ul style="list-style-type: none"> Reuse of existing building materials for redevelopment projects. 	<ul style="list-style-type: none"> Reuse of existing building materials for redevelopment projects;:- 	No Commenter	No Comment
<ul style="list-style-type: none"> Recycling/salvage of non-hazardous construction, demolition, and land clearing debris. 	<ul style="list-style-type: none"> Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;:- 	No Commenter	No Comment
<ul style="list-style-type: none"> Use of recycled and rapidly renewable building materials. 	<ul style="list-style-type: none"> Use of recycled and rapidly renewable building materials;:- 	No Commenter	No Comment
<ul style="list-style-type: none"> Use of building materials and products that originate from nearby sources. 	<ul style="list-style-type: none"> Use of building materials and products that originate from nearby sources;:- 	No Commenter	No Comment
<ul style="list-style-type: none"> Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials. 	<ul style="list-style-type: none"> Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;:- 	Ross Shearer	"Reduction of potential indoor air quality problems though measures such as increased ventilation" is unclear. Should be revised to specify technology which seals buildings and manages air flow. Commenter recommends amending the language to "increased ventilation means air managed under a system incorporating heat recovery systems and approved by LEED Silver, PassiveHaus, EarthCraft, or equivalent."
NO CORRESPONDING EXISTING PLAN TEXT.	<ul style="list-style-type: none"> <u>Reuse, preservation and conservation of existing buildings, including historic structures;:-</u> 	Linda Burchfiel	Commenter strongly supports policy, wants to know how staff will encourage this. Will this be done through the zoning process or through an ordinance?

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Brian Winterhalter	Existing buildings that are included in zoning applications but that are not proposed for modification should clearly be exempt from complying with the green building policies.
		Roger Diedrich	Existing buildings is not clearly defined. Commenter believes existing buildings should be addressed in a separate policy. Disagreement with Brian Winterhalter’s comment. Could incentives be applied to encourage improvements to existing buildings?
		Flint Webb	Commenter recommends a separate policy for existing structures: “Policy i. Encourage the application of the listed practices to existing buildings. Whenever a structure is under major renovation, i.e. removal of 85 percent of the interior, or make renovations that cost more than 50% of the cost of replacing the structure, the full objective shall apply. For renovation/remodeling at reduced levels, Green Building ratings can be pursued by demonstrating an improved performance as described in Policy h.”
NO CORRESPONDING EXISTING PLAN TEXT.	<ul style="list-style-type: none"> <u>Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;-</u> 	DPWES Building Design Branch	The meaning of Policy a. is not clear. Is the intent that when an existing building is being renovated, existing green building practices currently in the building should be preserved, conserved, and reused?

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Brian Winterhalter	Existing buildings should clearly be exempt from complying with the green building policies.
		Ross Shearer	Commenter supports retrofitting and renovating existing buildings, and the policy should include language to ensure energy efficiency and conservation objectives are achieved. Recommends inclusion of language regarding ENERGY STAR for existing buildings, LEED or equivalent.
		Ross Shearer	Supports inclusion of existing buildings in policy on where practices have standards. Wants to eliminate retention of inefficient structures, and encourage replacement of inefficient buildings with more efficient ones. Recommends revision of language to establish standards to be used for existing buildings.
NO CORRESPONDING EXISTING PLAN TEXT.	<ul style="list-style-type: none"> <u>Energy and water usage data collection and performance monitoring;-</u> 	Ross Shearer	Commenter supports inclusion of performance monitoring in policy a. but wants performance monitoring to be used for promotion of public advertising of energy use of buildings, or to encourage the reporting of results to the County for use in refining the countywide GHG inventory.
Encourage commitments to implementation of green building practices through certification under established green building	Encourage commitments to implementation of green building practices through certification under established green building rating systems <u>for individual buildings</u> (e.g.,	Oomer Syed; Peter Rigby	Why is LEED-ND is not included in the policy? / LEED-ND should be an option for satisfying the policy guidance.

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
rating systems (e.g., the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.	the U.S. Green Building Council’s Leadership in Energy and Environmental Design <u>for New Construction [LEED-NC®] or the U.S. Green Building Council’s Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®]</u> program or other comparable <u>equivalent</u> programs with third party certification). <u>An equivalent program is one that is independent, third-party verified, and has regional or national recognition. Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher levels of green building performance are attained.</u> Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. <u>Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is substantially equal comparable to or exceeds ENERGY STAR qualification for homes.</u> Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.	Brian Winterhalter	Available USGBC programs under which to receive certification should be expanded to include LEED-ND, LEED-EB, LEED-Retail, etc.
		Inda Stagg	What is the difference between Policy a. and Policy c. in terms of 90% vs. mid-range? Are two separate expectations being established?
		Inda Stagg	The County should provide a list of green building rating systems considered to be equivalent to LEED.
		Marlae Schnare - Supervisor Herrity’s Office	What are examples of third-party certification systems equivalent to LEED and why aren’t they listed?
		Peter Rigby	Commenter does not feel that LEED is an independent and third-party verified system, so the definition of "equivalent" is flawed. Commenter does not feel rating systems should be evaluated based on equivalency to LEED.
		DPWES Building Design Branch	The definition of “higher levels of green building performance” is not clearly defined. Is this to provide flexibility in the higher level of performance? Or is the goal to get a higher level of certification, such as from LEED Silver to LEED Gold? Or is it to achieve additional points under a green building system (which may not get the project to a higher rating)?

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Flint Webb	What makes a rating system equivalent? Different rating systems have different goals. Commenter wants to ensure that equivalent programs have a focus on multiple green building components in a manner similar to LEED.
		Ross Shearer	Regarding "encourage commitments to ENERGY STAR ratings where applicable," commenter wants "where applicable" clarified as developers may use this as a loophole. Also, explain the connection between this policy and the Tysons green building policy.
		DPZ Staff	Consider adding language to the definition of "equivalent" to include incorporation of multiple green building concepts and similar overall levels of green building performance.
Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient	Policy b. <u>Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development</u> , ensure that zoning proposals for nonresidential development <u>or</u> zoning proposals for multifamily residential development of four or more stories within the incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or its <u>an</u> equivalent	Peter Rigby	In the Policy b. discussion of multi-family buildings with energy and comprehensive green building measures, there are no measurements through which equivalency would be assessed.
		Ellen Eggerton – DPWES; Roger Diedrich	In Policy b., why is Tysons specifically referenced if it has site specific language which is different from the Countywide recommendations?

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:	<u>program specifically incorporating both energy efficiency and comprehensive green building practices</u> , where applicable, where these zoning proposals seek at least one of the following:	DPWES Building Design Branch	Is this basically saying any development with those specified areas are required to comply? If not, what type of development is not required to comply?
		Linda Burchfiel	Recommends raising the standard from LEED to LEED Silver (or equivalent). Since builders are building to LEED standards voluntarily, because it pays off, this policy should encourage them to advance to at least the next level. Supports broadening policy to apply in more areas of the County.
		Brian Winterhalter	Establish desired certification levels, rather than introduce a tiered certification system based on density. Also provide bonus density incentives for exceptional commitments.
		Oomer Syed; Peter Rigby	Why is LEED-ND is not included in the policy? / LEED-ND should be an option for satisfying the policy guidance.
		Brian Winterhalter	Available USGBC programs under which to receive certification should be expanded to include LEED-ND, LEED-EB, LEED-Retail, etc.
		DPZ Staff	Consider clarifying “comprehensive green building practices” with more specific language and to be consistent with language in Policy a. and Policy c.
<ul style="list-style-type: none"> Development in accordance with Comprehensive Plan Options; 	<ul style="list-style-type: none"> Development in accordance with Comprehensive Plan Options; 	No Commenter	No Comment

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
<ul style="list-style-type: none"> Development involving a change in use from what would be allowed as a permitted use under existing zoning; 	<ul style="list-style-type: none"> Development involving a change in use from what would be allowed as a permitted use under existing zoning; 	No Commenter	No Comment
<ul style="list-style-type: none"> Development at the Overlay Level; or 	<ul style="list-style-type: none"> Development at the Overlay Level; or 	No Commenter	No Comment
<ul style="list-style-type: none"> Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. 	<ul style="list-style-type: none"> Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. 	No Commenter	No Comment
<p>Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.</p>	<p>Policy c. Ensure that zoning proposals for residential development will incorporate green building practices sufficient to attain certification under an established residential green building <u>rating system that incorporates multiple green building concepts and that includes an qualify for the ENERGY STAR Qualified Homes designation or an equivalent a comparable level of energy performance.</u> where <u>Where</u> such zoning proposals seek development at <u>or above the mid-the high-end range</u> of the Plan density range, and where broader commitments to green building practices are not being applied <u>ensure that County expectations regarding the incorporation of green building practices are exceeded in two or more of the following measurable categories: energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and</u></p>	Inda Stagg	What is the difference between Policy a. and Policy c. in terms of 90% vs. mid-range?
		Peter Rigby	For proposals at or above the mid-range of plan density, what are the measures that would qualify as exceeding expectations?

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
	<u>greenhouse gas emission reduction. As intensity or density increases, the expectations for achievement in the area of green building practices would commensurately increase.</u>	DPWES Building Design Branch	The section includes two references to “County expectations.” Is it clear what the “County expectations” are or are they further defined with the development approvals? The section further states that the expectations increase commensurately as intensity or density increase. Will the approvals of the development better define the increased expectations? The section indicates exceeding in two or more categories, but what exactly does that mean? Can you just get more points within a credit or do you need two more credits within two different categories?
		Linda Burchfiel	Supports ensuring an ENERGY STAR rating or equivalent to reduce Greenhouse Gas (GHG) emissions. Notes certain credits should be emphasized more than others, no matter which rating system is used. Supports where development is at the higher range, additional green building features should certainly be expected. Wanting to focus on GHG reduction, recommends limiting the categories to energy efficiency, reusable and recycled building materials, emphasizing new projects for pedestrian orientation and alternative transportation strategies, and GHG emission reduction.

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Ross Shearer	In policy c. energy efficiency is only one of many options, but commenter is concerned that it may not be chosen as it is more expensive than other options available. Last sentence is vague as how it would be applied.
		Peter Rigby	NAHB's National Green Building Standard should be recognized explicitly as an acceptable residential green building rating system.
Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.	Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.	Linda Burchfiel	Instead of "encouraging commitments to monetary contributions," commenter recommends all buildings or residential development (Policy c) that are approved contingent on a green rating system, a bond be required before construction is started. The bond will be held in trust and returned once the promised level of certification has been approved by a third party. If the building is not approved, the builder can choose to make the necessary changes or can forfeit the bond, which would then be applied to renewable energy or energy efficiency projects that the county chooses.
		Brian Winterhalter	Establish later time frames for the LEED escrow than the timeframes currently being sought.

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Ross Shearer	Require developers to post bonds to enforce commitments to green building. Forfeiture of the bond will result in the money being placed in a fund to further green building projects in Fairfax County.
Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.	Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.	Bruce Wright	Commenter encourages strengthening policy, and notes that many people choose to commute by bicycle, but more would if there were better infrastructure both during and after the bicycle trips. Commenter feels that the LEED requirements are minimal and can lead to inadequate bike parking. Commenter also notes need for adequate and correctly located bike parking, and encourages staff to work with developers to provide adequate bike parking by providing proper guidance.
		Linda Burchfiel	Supports policy, notes infrastructure is vital to support bicyclists.
NO CORRESPONDING EXISTING PLAN TEXT.	<u>Policy f. Encourage private companies involved in public-private partnerships, wherein land is leased or provided by the County and developed by private companies, to comply with, to meet or exceed County guidelines for green building certification.</u>	Oomer Syed	What is the role of this policy in government buildings (built/owned by government)?
		Peter Rigby	Revise to read "currently applicable" in reference to the applicable County guidelines.
		Gail Parker	Policy f. should set an example for business and residential to install solar panels on all county buildings or insist on renewable energy sources.

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		DPWES Building Design Branch	<p>The intent of Policy f is not clear to DPWES, and as written, DPWES believes that this paragraph should be deleted from the Strawman.</p> <p>DPWES notes that any development that is developed and/or operated by the County will fall under the Fairfax County Sustainable Development Policy already in place, while private development located on land owned by or leased from the County, or that is developed in partnership with the County, should be governed by the other sections of the Strawman to be consistent with expectations for any other private development.</p> <p>DPWES states that introducing a separate and higher threshold for sustainable development performance for private developers that work in partnership with the County adds a unique and undue burden to the private sector portion of a public-private partnership and that adding an additional, regulatory burden on the private development partner as a cost of doing business with the public (County), will add another layer of difficulty, cost and challenge to successfully implementing these partnerships.</p>

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Linda Burchfiel	Commenter strongly supports and notes that the county's highest green building policy should apply to any projects on county land.
		Ross Shearer	Commenter is concerned that policy f. is too weak and forfeits opportunities for ensuring efficiency. Commenter notes that the County has the legal authority to require energy efficiency but that the policy only encourages it. Commenter wants LEED Gold with large posted bond as a minimum for private development on County land, and encourages LEED Platinum.
		Flint Webb	Commenter wants buildings to be designed to incorporate future potential for inclusion of alternative energy sources. Specifically, the commenter wants roofs to be designed to accommodate solar panels, and smart energy controls, specifically noting this is relevant to Policy f.
		Flint Webb	Commenter wants a link to the County guidelines included in the Policy Plan, noting that the guidelines may change and should therefore not be incorporated in the Plan as they exist currently.
NO CORRESPONDING EXISTING PLAN TEXT.	<u>Policy g. Encourage provision of charging stations and related infrastructure for electric vehicles and related</u>	Peter Rigby	Policy g. appears to only refer to residential; it shouldn't be limited in this manner.

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
	<u>infrastructure within new development and redevelopment proposals- particularly for residential where other opportunities are not available.</u>	Peter Rigby	Revise to clarify the intent is to encourage readiness for the charging stations and related infrastructure rather than the provision of the actual physical facilities.
		DPWES Building Design Branch	DPWES notes that there are three different types of charging station (depending how fast to charge the vehicle), so is any particular type being encouraged? Another issue is who pays for the electricity used for charging.
		Marlae Schnare - Supervisor Herrity's Office	What is the cost of an electric vehicle charging station and related infrastructure?
		Marlae Schnare - Supervisor Herrity's Office	How many electric vehicle charging stations and related infrastructure are in the County and where are they located?
		DPZ Staff	As discussed during previous Planning Commission's Environment Committee meetings, consider inclusion of language to support readiness for charging stations and related infrastructure for electric vehicles; this could be done either instead of or in addition to language supporting provision of the stations and infrastructure.

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Flint Webb	Commenter feels policy should not just be applied to multi-family residential structures, but also office and commercial parking lots, noting time spent at an office would allow for charging, and charging stations may encourage shoppers to stay longer in retail locations.
NO CORRESPONDING EXISTING PLAN TEXT.	<u>Policy h. Encourage recording of aggregated energy and water consumption data for a defined period of time</u> provision of aggregated non-proprietary energy and water consumption data for a limited period of time <u>following construction for use in monitoring and evaluating performance of green building strategies and technology.</u>	DPWES Building Design Branch	The goal of collecting this data and the DPZ strategy for evaluating the data is unclear. If this section is retained in the Strawman, DPWES recommends that the developer be required to provide the data, “upon request from the County (DPZ)”. DPWES notes that there are many variables that effect energy consumption and the ability to analyze actual consumption data in a rational way. Post occupancy energy consumption and conservation analyses need to account for these varying factors, as well as considering the pertinent energy benchmark for comparison.

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Linda Burchfiel	Commenter feels that while there could be advantages to monitoring, there could also be limited benefit to comparing data from a wide variety of individual buildings, because of the many variables involved. The commenter also notes that there may be national standards available in the next few years and recommends waiting until such standards are available. The commenter also recommends encouraging recertification of building standard every 3 years rather than monitoring.
		Flint Webb	What happens if a building’s measured water and energy usage data fall short of expectations? What are the ramifications? Commenter feels all projects under this policy should collect data on energy and water usage. Commenter suggests providing this data to a college or university for further study and publication. Commenter further suggests requiring a bond to ensure an expected level of performance.
		Roger Diedrich	Commenter believes a better of definition of what is to be gained with monitoring is needed, as well as a comprehensive, structural approach is monitoring. Would there be a database with monitoring information?

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Marlae Schnare - Supervisor Herrity's Office	Who provides the data on energy and water consumption – how is it obtained?
		Marlae Schnare - Supervisor Herrity's Office	What is the cost to the applicant (in resources and time) to obtain this data?
		Marlae Schnare - Supervisor Herrity's Office	What is the cost of a meter that is referenced throughout the PC Environment Minutes?
		Marlae Schnare - Supervisor Herrity's Office	Once this data is collected, who is responsible for analyzing the data?
		Marlae Schnare - Supervisor Herrity's Office	If the County intends to analyze the data, what is the County's cost to do this?
		Marlae Schnare - Supervisor Herrity's Office	If the applicant is required to analyze the data, what is the cost to the applicant for this analysis?
		Marlae Schnare - Supervisor Herrity's Office	What is the County planning on doing with this data? (for example, like USGBC is creating a database)
		Marlae Schnare - Supervisor Herrity's Office	What is the “defined period of time?”
		Marlae Schnare - Supervisor Herrity's Office	If the “defined period of time” is different for each applicant, what is the criteria you are using to determine the “defined period of time?”

Green Building Policy Review – Comment Compilation, revised September 14,2011			
Existing Plan Text	Strawman Proposal	Commenter	Comment
		Marlae Schnare - Supervisor Herrity's Office	Will this only be for LEED buildings or all buildings who are using a system (e.g., Earthcraft or GreenGlobes)?
		Marlae Schnare - Supervisor Herrity's Office	If the building is not performing to its initial modeling, what action, if any, can or will the County take?
		Marlae Schnare - Supervisor Herrity's Office	How can or will the County keep this information private? Wouldn't this information be available to the public if provided to the County?
		Marlae Schnare - Supervisor Herrity's Office	By asking for this information from the applicant, will we be asking for proprietary information?

Additional comments applicable to multiple portions of the text or comments not tied to specific text

Commenter	Comment
Oomer Syed	Does this policy apply to by-right development?
Oomer Syed	Currently projects are reviewed for stormwater with LEED (credits 6.1 and 6.2) during the zoning process (in DPZ) and with the PFM at site plan (with DPWES). More consistent stormwater reviews are needed. LEED should be sufficient.
Stella Koch	Consider bird friendly design.
Flint Webb	What is the purpose of this policy? Specifically, how are objective balanced? Commenter feels policy needs a clear statement of purpose/focus.
Flint Webb	It can take years to get LEED certification in some cases. What happens if a building does not achieve the expected rating? What are the ramifications?
Ross Shearer	Comments on purpose of policy, specifically if Fairfax desires to be a promoter of the status quo or a leader in green building. Commenter notes that this policy should be focused on Fairfax County promoting efficiency and waste avoidance, by using available technologies to reduce energy dependence.
Ross Shearer	Commenter recommends the policy place greater emphasis on energy efficiency and conservation.
Ross Shearer	Emphasize Cool Counties Declaration, and how this green building policy can assist in reducing GHG emissions.

Commenter	Comment
Ross Shearer	Promote information on energy use, specifically energy monitoring systems. Commenter wishes to extend language to create a public inventory of energy use by commercial leased space (annual BTUs per leased sq. ft.).
Ross Shearer	Did discussion of costs associated with green buildings also address the benefits and savings?
Ross Shearer	The purpose of the review is to "assess the efficacy of the policy" after two years. The commenter notes this information is not in the strawman, and neither is any stated actions.
Ross Shearer	The words "encourage," "ensure," and "promote" are relied on exclusively and interchangeably, even where there are opportunities to set policy requirements.
Ross Shearer	Commenter feels that the planning process should describe the impacts and experiences of the existing policy and also describe specific actions such as how developers will be "encouraged," and how green buildings will be "promoted," and how the public will be educated and the nature of the assurances.
Marlae Schnare - Supervisor Herrity's Office	Commenter wishes to see minutes of the PC environment committee meetings and a list of the attendees for each meeting where the green building policy was discussed.
Marlae Schnare - Supervisor Herrity's Office	Commenter wants information on the outreach that was done to builders, developers, community groups, and citizens, as well as their affiliations, during the proposal development process.
Marlae Schnare - Supervisor Herrity's Office	Commenter wants a list of applications, plans, and associated contacts for zoning proposals that have made LEED commitments since the adoption of the original green building policy.
Marlae Schnare - Supervisor Herrity's Office	Commenter wants information on the amount of money in escrow as a result of LEED commitments obtained during the zoning process.
Marlae Schnare - Supervisor Herrity's Office	Commenter wants information on alternative language that was considered during the strawman development, and a rationale for that language.
Marlae Schnare - Supervisor Herrity's Office	Commenter wants a list of strategies, plans, laws, and statues that were considered as a model for the language in the strawman. Commenter specifically references the addition of the text: "Many jurisdictions are now engaging in community energy planning and other strategies to best use available resources."
Marlae Schnare - Supervisor Herrity's Office	Commenter wants estimates of the benefits and costs incurred. Commenter requests information on Fairfax County LEED certifications (NC, CS, Homes).

Commenter	Comment
Marlae Schnare - Supervisor Herrity's Office	Commenter wants average estimates of costs incurred by staff in addressing green building commitments when processing zoning applications.
Marlae Schnare - Supervisor Herrity's Office	Commenter feels that this policy is beginning to look more like an ordinance than a policy and wants to know why the County is not drafting a green building ordinance/code. Commenter wants to know if it is possible to adopt such an ordinance, including one that referenced LEED as is done in the policy plan.
Marlae Schnare - Supervisor Herrity's Office	Commenter wants an update on the IgCC and how it would relate to this policy plan if the IgCC were to be adopted in Virginia.
Marlae Schnare - Supervisor Herrity's Office	Commenter wants information on what legal issues were raised in regard to referencing LEED in codes, statutes, or policy plans. Wants information on whether there were discussions regarding a lawsuit against the USGBC for false advertising or other litigation regarding LEED/green building.
Flint Webb	Commenter feels the standards to receive a higher FAR or density are too vague. Commenter suggests the applicant proffer to a level of performance which will be guaranteed by a bond requiring the applicant to validate performance based on two years of data. The commenter suggests the policy plan should outline specific standards for performance which correlate to expected levels of LEED certification attainment.
Flint Webb	Commenter wants buildings to be designed to incorporate future potential for inclusion of alternative energy sources. Specifically, the commenter wants roofs to be designed to accommodate solar panels, and smart energy controls.
Becky Cate	Commenter feels that if the policy is used to grant increased FARs, stormwater standards should exceed being "no worse than it was for the property prior to construction" as that is too vague and may not result in improved stormwater control. Commenter recommends enhancing stormwater runoff control according to a formula and recommends a 20-year storm event as a standard. Commenter also recommends a requirement to have the release of captured water done over time that is less than the 1 year event.